



**Town of Sedalia
Council Meeting**
7pm – September 8, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Council Meeting was called to order at 7:00 pm at the Sedalia Town Hall by Mayor Morgan.

PRAYER & MEDITATION: Time was allotted for silent prayer and meditation.

PLEDGE OF ALLEGIANCE: Time was allotted for pledge to the U.S. flag.

ROLL CALL: Roll taken by Clerk Clark. All present; Mayor Pro Tem Faison, Councilwoman Jones, Mayor Morgan, Councilwoman Wrenwick, Councilman Sharpe.

A. MOTION to approve the agenda was made by Councilwoman Wrenwick. Administrator Dungee requested an addition; the reading of the *Sedalia Planning Board Vote for Member Re-Appointment*. Motion to approve was made again by Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

B. MOTION to approve the minutes from the August 4th, 2025 Council Meeting was made by Councilwoman Jones, seconded by Councilwoman Wrenwick. Motion carried.

C. Guests / Reports / Discussions

I. Downtown Development, Water, and Sewer

(note: this was originally listed as item 2 on the agenda)

Administrator Dungee read in a summary of the Downtown Sedalia project's status:

In the beginning of March 2025, Mayor Morgan, the Town Administrator, got a chance to meet with David Clark, who is a broker with VRC Limited out of Pittsboro, NC. During this time, they informed us of their interest in the available property where the town intends to build the Sedalia Town Center. For those who get to frequently attend the board meetings will be familiar with the plan due to reports over the last few years. Mid-April, we had the opportunity to tour the City of Pittsboro, along with Randy Voller, former Mayor of Pittsboro. Sedalia Mayor and Town Administrator got the opportunity to share thoughts and ideas of what the governing body would like to see developed in town, and how we would prefer less dense development. Also in March, VRC Limited provided a presentation of a conceptual site plan for the Town to consider.

In the meantime, the town began reviewing the draft Interlocal Agreement, to which would need to be finalized to extend sewer services into town for this development project. Attorney Andrews has been helping to walk the town through the agreement, and for clarity, he has connected with a Greensboro City Attorney on questions we have regarding the agreement. The town has made an official request to the city for a project manager for assistance with project tasks such as putting together a Request for Proposal, selecting an engineering firm, executing the engineering contract, attending meeting on the design, and reviewing construction documents and guidance of bidding. The town has also requested and received an enlarged sewer map to be used for planning purposes as needed.

The town has requested that VRC Limited provide an amended site plan to include at least 30% of commercial and institutional development. A few board members have also asked for fewer homes and additional access near Blue Lantern Road. There are plans to have a revised plan presented at the Sept. 29th Town Council Agenda meeting if possible.

Dungee then answered questions about the map from the Guilford County Planning Department. There was also a question from Councilwoman Jones about illustrations of possible home styles. Dungee replied that the project is not at that stage yet. However, the tour that some of the town took to Pittsboro to see their downtown development could work as a vision of possible home styles that could be employed in Sedalia. Councilman Sharpe asked about where things were between Greensboro and Sedalia. Dungee responded that Greensboro is waiting on Sedalia. The town has the draft interlocal agreement, but there are questions that need to be answered by the town's attorney. The goal is to have it finalized before the end of 2025.

II. Update on the Sedalia Park Project

(note: this was originally listed as item 1 on the agenda)

Administrator Dungee read in a summary of the Sedalia Park project's status:

On July 11th, the town was sent a Letter of Approval with modifications from DEQ, which is permitting the erosion and sedimentation control plan. As of Aug. 26, 2025, Davis Martin Powell, the town's contracted engineering firm, has been working on the Town Park Request for Proposal (RFP) or Request for Qualification (RFQ) so that the town has construction proposals to consider. The town has received the preliminary document, which is 257 pages long, but it's currently not final yet, as some changes needed to be made. This draft packet is lengthy because it includes everything a contractor might need to know concerning the bidding process. This includes instructions on how and when contractors should bid, how bids are evaluated, information on minority business participants, responsibilities for the contractor, and responsibilities for the owner. Once complete, this will be shared with the Town Council and Planning Board. We are hoping to get at least 3 qualified contractors. The different contractors will send in proposals based on their expertise. Some may submit proposals on portions of the project, and some may

submit turn-key proposals. This is also how the construction manager(s) will be selected.

Councilwoman Wrenwick asked if the three or more prospective bids for Construction would also be bids for the Construction Manager. Dundee responded that these bidders could potentially fill both roles depending on what subcontractors they have or what is within the services they provide. She also specified that the Project Manager (Kron) is a different role than a Construction Manager. The construction manager would be on-site managing the specifics of construction while the project manager is overseeing the bigger picture of the project as a whole.

Councilwoman Jones asked who would be responsible for costs. Dundee explained that the town would be paying costs, fees, and keeping up with deadlines.

From the audience, it was asked how the bids would be put out. They will be put on the website as well as communicated through other channels and information sent out to residents.

Additional information to be included is from the Sedalia Community Park Master Plan that was prepared back in the spring of 2024 regarding the initial set of product recommendations, and preliminary cost estimates. Since then, the Sedalia Planning Board has revisited the cost estimates and decided it's best to prioritize the project tasks and begin the 1st phase with land clearing, grading, road widening, etc. Other information to be included is from the preliminary list of Park Construction Tasks and Draft Schedule that was shared during the Staff, Town Council, and Planning Board annual retreat in July 2025. As the Town moves forward with making decisions on the various shelters, play equipment, and products it would prefer for the park, some of these items may change along the way, based on budget needs.

Wrenwick commented regarding progress that she had seen that the town has applied for a well permit for the park.

Planning Board Chair Riehle asked about how the town is doing schedule-wise. Wrenwick said we're about one week off of schedule.

Planning Board Vice-Chair Jeffries asked about when we would have an updated pricing list. Dundee said these are prices just to plan and propose work.

Riehle asked if a feasibility study had been done. Previously, there had been one when the project's name was "Sedalia Town Center."

III. Western Sedalia Town Sign

Clerk Clark summarized questions and research for the re-starting of the project to beautify the base of the town welcome sign to the west of Sedalia. The project can be broken down into four questions that need to be answered by whoever is directing the project:

- Who will maintain the site around the sign?
- What is the project goal?

- What planter will be built to achieve that goal?
- What plants or flowers will go in that planter?

Regarding the first question, it appears to Clark that an agreement had been reached previously to have the site mowed by the same people that care for Town Hall's lawn (and other sites). If that is the case, it would make sense to move forward with that agreement. If not, it could be set up.

The second question, Clark explained that based on previous discussions about the sign, his understanding is that the Council wanted the concrete footer of the sign obscured and preferably by creating a flower bed that is similar to the eastern sign's flower bed in height. The rest of the information prepared for the meeting is going off of that understanding.

Clark said that looking at the partially built planter to the west, it would make sense to him to use the materials out there and continue with what appears to have been the original idea. The planter already started consists of walls that are five bricks wide and laid against the edge of the concrete pad of the sign and resting on the ground. In researching this project it looks like the original plan was to make walls that are four bricks wide and set them on top of the concrete pad.

Laslty, the flower question, Clark said that he identified two flowers that are drought resistant, deer resistant, full sun, perennial, low maintenance, and available in the area after speaking with the Charlotte Hawkins Brown Museum. Those being Black-eyed Susans and Tickseed. Both are used by NCDOT for their highway planting programs. Also, these two were chosen for being yellow as a reference to colors that Charlotte Hawkins Brown enjoyed.

A variety of other flowers or plants were asked about from the Council and audience. Research will be needed to see if these alternative plants are as low maintenance as the two proposed, Black-eyed Susans and Tickseed. Alternatives asked about were roses, bamboo, nandina, and irises.

Mayor Pro Tem Faison asked why this sign could not be handled like the eastern sign. Clark and Dungee recounted the chain of events that led to the western sign being installed then removed and re-installed as well as the differences in care availability.

Opposition was expressed to artificial flowers.

Councilwoman Wrenwick asked that we get a quote for adding the mowing for the site's grass and then adding that to the contract when it is renegotiated.

It was agreed, of the three designs, that no one wanted the five-brick-wide design that was attempted when the sign site was last worked on.

Consensus appeared to lean towards the proposed design (four-brick-wide planter).

D. MOTION to approve the Planning Board's recommendation of re-appointment of Marian Jeffries for another three year term and in the role of Vice-Chair. Mayor Morgan read on to the record the *Sedalia Planning Board Vote for Member Re-Appointment* letter.

Councilwoman Wrenwick made a motion to approve, seconded by Councilwoman Jones. Motion Carried.

E. CITIZENS COMMENTS

- Councilwoman Jones asked if a property number is assigned as soon as a property is purchased. The question came about as a property has a number on it and there may be development happening, but no DCC has been applied for. Administrator Dungee said that Guilford County assigns a number at purchase.
- Planning Board Vice-Chair Jeffries asked about the upcoming elections, candidates, and where elections would be held.
- Jones also commented about citizen concerns regarding a property with a camper viewable from the road where there are questions about if the camper is being lived in or not. Jones requested Code Enforcement investigate. Dungee informed the council that Code Enforcement is already investigating other cases with the property. First there needs to be a finding of if someone is living in it. If it is being lived in or being used for a guest or visitor, then there will need to be research into if Guilford County's definitions and timeline for residency and visiting.
- A resident, Brenda Walker, asked about if the town gives out anything with the rules and regulations of the town. It was expressed that it would make sense to give this information to someone as they move in, as a new resident. At present, there is information on the website.

E. ANNOUNCEMENTS

All regular scheduled meetings are held at the Sedalia Town Hall at 7:00 pm.

- The Municipal elections will be held November 4th, 2025.
- The next Planning Board meeting will be held on September 18th, 2025.
- The next Agenda Meeting will be held on September 29th, 2025.
- The next Town Council meeting will be held on October 6th, 2025.


Meeting adjourned at 8:25 pm

Submitted By:


Drew Clark, Town Clerk

10/6/2025
Date

Approved By:


Howard Morgan, Mayor

(SEAL)

